BOOK 4508 PAGE 364

B 1771 4

IDENTIF. REFERENCE

JUN 7 10 01 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3400.00

Charles Dean Hudgens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 19 71.

James S. Fitzhugh
Notary Public

MY COMMISSION EXPIRES: My Commission Expires APRIL 30, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PORTER & SPANN, ATTORNEYS, 310 Philfre Ct. Bldg., Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Hudgens, et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 9
8030 Jackman Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 6-13
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard Allen and wife, Lula Angeline Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Dean Hudgens and wife, Janice Ruth Hudgens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stake in the southwest corner of a tract of land owned by Caroline Nicholson; thence with said Caroline Nicholson's sothern boundary line, south 88-1/2° east 41.1 poles to the northwest corner of a tract of land conveyed to E. O. Nicholson by deed from G. N. Reasoner of record in Book 226, page 62, Register's Office for said County; thence with said E. O. Nicholson's western boundary line, south 6° west 84.6 poles to a point; thence continuing south 36° west 20 poles; thence south 30-1/2° west 7.8 poles, with the center of a road; thence continuing with the center of said road, south 4° west 2 poles; thence westwardly 22 poles to a point in the eastern boundary of a tract of land owned by Mary Coleman; thence with Coleman's eastern boundary line, northwardly 111-1/2 poles to the beginning, containing 25-3/4 acres, more or less.

Being the same property conveyed to Howard Allen and wife, Lula Angeline Allen, by deed from Edna G. Knight, of record in Book 1367, page 322, Register's Office for said County.

This is improved ( ) unimproved (X) property, known as 8030 Jackman Road, Joelton, Tennessee 37080
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of May, 19 71.

X Howard Allen

X Lula Angeline Allen

BOOK 4508 PAGE 365

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert F. Spann, a Notary Public in and for said County and State, the within named Howard Allen and wife, Lula Angeline Allen

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 19 71.

Commission expires 2-26-73.

Robert F. Spann
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

019,434-3

WARRANTY DEED

FROM
HOWARD ALLEN, ET UX

TO
CHARLES DEAN HUDGENS, ET UX

fw.
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-7[illegible] CONV *3,400.00
JUN-7[illegible]STAX A* 8.84
JUN-7[illegible]PRTEE A* .50
JUN-7[illegible] WDEED A* 3.00 * 12.34